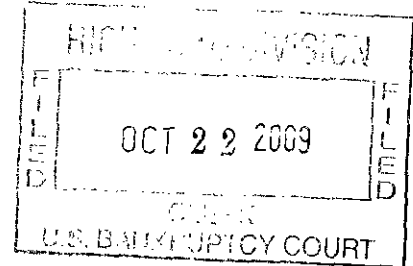


IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION



In re:)	Chapter 11
)	Case No. 08-35653-KRH
CIRCUIT CITY STORES, INC.,)	Jointly Administered
<u>et al.</u> ,)	
)	NOTICE OF TRANSFER OF
)	CLAIM OTHER THAN FOR
)	<u>SECURITY</u>
Debtors.)	
)	Bankruptcy Rule 3001(e)(2)

PLEASE TAKE NOTICE that the claim of **CC KINGSFORT 98, LLC** (the "Transferor") against Debtor Circuit City Stores, Inc., designated as Claim No. 12167 in the amount of \$488,502.27 have been transferred and assigned other than for security to **CMAT 1999-C2 IDLE HOUR ROAD, LLC** (the "Transferee"), pursuant to the Assignment of Claim executed by the Transferor, a true and correct copy of which is attached hereto as **Exhibit A** (the "Assignment").

The undersigned hereby submits this Notice and the Assignment as evidence of the transfer pursuant to Rule 3001(e)(2) of the Federal Rules of Bankruptcy Procedure, of all rights, title and interest in and to the claim originally held by **CC KINGSFORT 98, L.L.C.** to **CMAT 1999-C2 IDLE HOUR ROAD, LLC**. The Clerk of the Court and claims agent Kurtzman Carson Consultants LLC are each authorized to change the addresses for notices and for payments on Claim No. 12167 filed by Transferor to that of the Transferee listed below.

TRANSFEROR:

CC KINGSFORT 98, LLC
c/o Niclas A. Ferland, Esq.
LeClairRyan, a Professional Corporation
555 Long Wharf Drive, 8th Floor
New Haven, Connecticut 06511


TRANSFeree:

CMAT 1999-C2 IDLE HOUR ROAD, LLC
c/o Mindy A. Mora, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Blvd., Suite 2500
Miami, Florida 33131

I declare under penalty of perjury that the foregoing is true and correct and that this declaration is executed on _____ at Miami Beach, Florida.

CMAT 1999-C2 IDLE HOUR ROAD, LLC

By: LNR Partners, Inc., its Manager

By:  _____

Name: Randolph J. Wolpert
 Vice President

Title: _____

ASSIGNMENT OF CLAIMS

CC KINGSFORT 98, L.L.C., a Delaware limited liability company ("Assignor") for good and valuable consideration, hereby absolutely and unconditionally assigns to CMAT 1999-C2 IDLE HOUR ROAD, LLC, a Delaware limited liability company ("Assignee") all of its interest in (1) those certain claims filed by or on behalf of Assignor in the bankruptcy of Circuit City Stores, Inc., or any of its affiliates (collectively, "CCS") pending in the United States Bankruptcy Court for the Eastern District of Virginia, Case No. 08-35653, Claim No. 13133, filed on April 1, 2009, which evidences a claim in the amount of \$2,663.84, which has been partially satisfied and is now in the amount of \$1,348.21, and Claim No. 12167, filed on March 30, 2009, which evidences a claim in the amount of \$488,502.27, copies of such claims being attached hereto as Exhibit A; (2) any and all other claims which Assignor has against CCS in any and all respects. Assignor agrees that, in the event Assignor receives any payments or distributions with respect to any such claims after the date hereof, Assignor shall accept the same as Assignee's agent and shall hold the same in trust on behalf of, and for the sole benefit of, Assignee and shall promptly deliver the same to Assignee.

IN WITNESS WHEREOF, the undersigned has duly executed this Assignment of Claim by its duly authorized representative this 3rd day of August, 2009.

CC KINGSFORT 98, L.L.C., a Delaware
limited liability company

By:


William L. Tooley, Manager

B 10 (Official Form 10) (12/07)

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA

PROOF OF CLAIM

Debtor against which claim is asserted: (Check only one box below)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> American Express Co. (Case No. 08-15451) | <input type="checkbox"/> CT Distribution Company of Virginia, Inc. (Case No. 08-15451) | <input type="checkbox"/> Allied American Inc. (Case No. 08-15451) |
| <input type="checkbox"/> American Water Works Company, Inc. (Case No. 08-15451) | <input type="checkbox"/> Coast City Sales PR, LLC (Case No. 08-15451) | <input type="checkbox"/> Maryland MFL (Case No. 08-15451) |
| <input type="checkbox"/> Inter-Tan, Inc. (Case No. 08-15451) | <input type="checkbox"/> Circuit City Properties, LLC (Case No. 08-15451) | <input type="checkbox"/> Palmetto Debris, Inc. (Case No. 08-15451) |
| <input type="checkbox"/> Ventana International Inc. (Case No. 08-15451) | <input type="checkbox"/> Obay Electronics LLC (Case No. 08-15451) | <input type="checkbox"/> Se. Venture Corporation (Case No. 08-15451) |
| <input type="checkbox"/> Circuit City Publishing Company, LLC (Case No. 08-15451) | <input type="checkbox"/> Kinet Technology, LLC (Case No. 08-15451) | <input type="checkbox"/> NISSEI LLC (Case No. 08-15451) |
| <input type="checkbox"/> V.A. Jones LLC (Case No. 08-15451) | <input type="checkbox"/> Courtyard, LLC (Case No. 08-15451) | <input type="checkbox"/> PRAIRIE, Inc. (Case No. 08-15451) |

NOTE: This form should not be used to make a claim for administrative expenses arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503(a).

Name of Creditor: the person or other entity to whom the debtor owes money or property:

CC Kingsport 98, LLC

☒ Check this box to indicate that this claim amends a previously filed claim

Name and address where notices should be sent:

c/o Nicolas A. Ferland, Esq.
LeClairRyan, A Professional Corporation
555 Long Wharf Drive, 8th Floor
New Haven, Connecticut 06511

Court Claim Number

(If known)

Filed on January 28, 2009

Telephone number 203-672-3211

Name and address where payment should be sent (if different from above):

Todley Investment Company, LLC
11150 Santa Monica Blvd., Suite 230
Los Angeles, CA 90025

☐ Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copies of statements giving particulars.

☐ Check this box if you are the debtor or trustee in this case.

1. Amount of Claim as of Date Case Filed

\$488,508.27

If all or part of your claim is secured, complete item 4 below. However, if all of your claim is unsecured, do not complete item 4.

If all or part of your claim is entitled to priority, complete item 5.

☒ Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest and charges.

2. Basis for Claim Lease Reversion Damages - 11 USC § 502(b)(6)
(See instruction #2 on reverse side.)

3. Last four digits of any number by which creditor identifies debtor: Store # 3252

3a. Debtor may have scheduled account as:

(See instruction # 3a on reverse side.)

4. Secured Claim (See instruction #4 on reverse side.)

Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.

Nature of property or right of setoff	Real Estate	Motor Vehicle	Other
Describe			

Value of Property: \$ Annual Interest Rate %

Amount of arrearage and other charges as of time case filed included in secured claim

if any: \$

Basis for perfection:

Amount of Secured Claim: \$

Amount Unsecured: \$

5. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.

7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements or running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See definition of "redacted" on reverse side.)

DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain.

Date:

March 27, 2009

Signature: the person filing this claim must sign. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.

Nicolas A. Ferland, Esq., Counsel to the Creditor

FOR CREDITOR USE ONLY

MAR 31 2009

NORTHERN VIRGINIA CHANCERY

RESERVATION OF CERTAIN RIGHTS AND EXPLANATION
OF THE SUPPORTING DOCUMENTATION ATTACHED HERETO

1. The claim is based upon certain prepetition and/or lease rejection claims regarding a lease of nonresidential real property (the "Lease"), filed in accordance with 11 U.S.C. §502(b)(6) (the "Claim") and orders of this Court.
2. Attached hereto are summary and detail spreadsheets detailing the Claim by the Creditor against the Debtor.
3. A copy of the Lease should be in the possession of the Debtor. A copy of the Lease will be made available for inspection and/or copying at the office of counsel to the Creditor: Niclas A. Ferland, Esq., LeClairRyan, PC, 555 Long Wharf Drive, 8th Floor, New Haven, Connecticut 06511; 203.672.3211.
4. The Creditor reserves the right to amend this Claim from time to time to reflect *additional charges, adjustments and the like, due and payable pursuant to the Lease, as the same become quantified, known or available.*
5. The Creditor has authorized Niclas A. Ferland, Esq. to sign the claim form on behalf of the Creditor.

Prepetition Claim 11 USC 502(b)(6)(B)

Landlord: CC Kingsport 98, LLC

Tenant: Circuit City Stores, Inc.

Oct 2008 rent \$ 21,575.00

11/1/08-11/09/08 rent \$ 6,472.50

11/1/2008-11/09/08 Taxes \$ 7,940.77

Total \$ 35,988.27

Full year taxes \$ 260.00

Lease Rejection Damages

Landlord CC Kingsport 98 LLC
Tenant Circuit City Stores, Inc.

Exp Date	Remaining Months	Annual Rental	Monthly Rental	Annual Taxes	Monthly Taxes	Monthly Total	Annual Total	15% of Balance of Term
5/31/2020	135.00	258,900.00	21,575.00	9,260.00	771.67	22,346.67	268,160.00	452,520.00

TOTAL CLAIM

452,520.00 502(b)(6)(A)

35,988.27 502(b)(6)(B)

488,508.27 TOTAL

Creditor Data--CC Kingsport 98 LLC

Page 1 of 1

Creditor Data for Claim Number 12167

Creditor Name: CC Kingsport 98 LLC		Date Claim Filed: 3/30/2009
Creditor Notice Name: c/o Nicolas A Ferland Esq		KCC Claim #: 12167
		Amend/Replace? Amend A/R Date: 1/25/2009
Debtor Name: Circuit City Stores, Inc		
Case Number: 08-35653		
Claim Nature: General Unsecured		Creditor Info Altered? N
Amount of Claim: \$488,508.27		
Schedule:		
Schedule Amt:		